

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

Montip Horizon Limited intend to apply to An Bord Pleanála for permission (10 year) for a strategic housing development at this site at Jacob's Island, Ballinure, Mahon, Cork.

The development will consist of the construction of a residential scheme of 413 no. apartments with ancillary tenant amenity and management facilities, neighbourhood centre consisting of a crèche and 3 no. retail units, landscaping, road improvement works, substation and all ancillary site development works. The proposed development represents an alteration of the scheme permitted by T.P.24609/00 which included 8 no. apartment blocks (Blocks 1,2,5 & 6 constructed to date). The proposed development will consist of 6 no. blocks (4 no. new blocks to replace Blocks 3,4,7 & 8 permitted by TP 24609/00 and additional Blocks 9 & 10) ranging in height from 6 to 25 storeys and including; Block 3 (25 storeys) consisting of 152 no. apartments including 2 no. 1-bedroom apartment, 144 no. 2-bedroom apartments & 6 no. 3-bedroom apartments; Block 4 (8 storeys) consisting of 67 no. apartments including 14 no. studio apartments, 12 no. 1-bedroom apartments, 38 no. 2-bedroom apartments & 3 no. 3-bedroom apartments; Block 7 (7 storeys) consisting of 49 no. apartments including 10 no. studio apartments, 10 no. 1-bedroom apartments, 25 no. 2-bedroom apartments & 4 no. 3-bedroom apartments; Block 8 (6 storeys) consisting of 40 no. apartments including 10 no. 1-bedroom apartments, 26 no. 2-bedroom apartments & 4 no. 3-bedroom apartments; Block 9 (6 storeys) consisting of 46 no. apartments including 10. No 1-bedroom apartments, 33 no. 2-bedroom apartments & 3 no. 3-bedroom apartments; Block 10 (6 storeys) consisting of 59 no. apartments including 1 no. studio apartment, 26 no. 1-bedroom apartments & 32 no. 2-bedroom apartments. The ground floor of Block 10 provides for the neighbourhood centre consisting of 3 no. ground floor retail units, totalling 861 m² and a crèche totalling 392 m². The proposed development makes provision for landscaped communal open spaces and 3 no. additional access points to the adjacent Lough Mahon walkway / cycleway. Car parking, motorcycle & bicycle parking spaces will be provided on the surface, in an undercroft beneath Block 3 and 4 and in an extension to the existing basement under existing Blocks 5 and 6 and under proposed Blocks 7, 8 and 9. Access to the proposed extended basement car park will be via the existing basement entrance and ramp. The proposed development will also provide for upgrades to a section of the Mahon Link Road (R852) to the North of the N40 interchange to incorporate a dedicated bus lane. Access to the proposed development will be from the existing entrance to Jacob's Island from the R852 at the N40 Mahon Interchange.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Cork City Council. The application may also be inspected online at the following website set up by the applicant: montip-horizon.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed:  Harry Walsh, HW Planning

Date of erection of site notice: **June 29th, 2018**